

NOTE: Everyone is able to view the Virtual Public Meeting by tuning into the LIVE-STREAM Council meeting on the Town's website at 9:30 am on March 10th, 2022.

If you would like to **speak** at the Virtual Public Meeting, please pre-register in advance using the information in this Notice, and you will be sent a link to connect via "ZOOM".

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATIONS AND NOTICE OF PUBLIC MEETING FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. ZBA 01/19) PROPOSED DRAFT PLAN OF SUBDIVISION PS04/18 PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM (FILE NO. PC01/18)

The Town of Wasaga Beach has received complete applications submitted by Wasaga Heights Inc. for proposed zoning Bylaw Amendment Z01/19, proposed Draft Plan of Subdivision PS04/18 and proposed Draft Plan of Common Elements Condominium PC01/18 pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

An initial public meeting for these applications was held on Tuesday February 19, 2019. Since that time, the requested Zoning Bylaw amendments have been revised and the revisions are deemed to be substantial enough to require a second public meeting.

Therefore, Council for the Town of Wasaga Beach will hold a Public Meeting to consider these applications pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Council has not yet taken a position on the applications and notice is being circulated in order to obtain public and agency input.

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, March 10th, 2022

Time: 9:30 a.m.

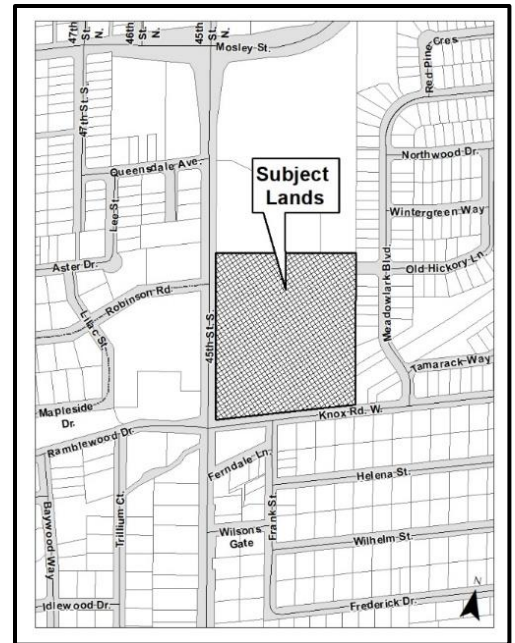
Location: Virtual/Electronic Meeting using software "ZOOM"

PLEASE NOTE that due to the COVID-19 Pandemic, and in an effort to continue with *Planning Act* applications, Public Meetings will be temporarily held electronically (e.g., audio/video over the internet or teleconference).

THE SUBJECT LANDS do not yet have a municipal address and are legally described Concession 15, Part of Lot 1; RP 51R-30556, Part 3; RP 51R-35181, Part 10, Town of Wasaga Beach.

A KEY MAP showing the location of the subject site is provided with this notice.

THE PURPOSE AND EFFECT of the proposed Zoning Bylaw Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium is to facilitate the development of 100 Street Townhome/Townhome Dwellings and 2 Semi-Detached Dwellings for a total of 102 dwelling units. The proposed Zoning By-law Amendment is to amend the provisions of the site-specific Residential Type 3 Hold Exception 35 (R3H-35) zone. The additional provisions would:



KEY MAP

- Include a Semi-Detached Dwelling as a Permitted Use in the Residential Type 3 Hold Exception 35 (R3H-35) zone
- Permit a minimum Lot Frontage of 7.0 meters for a Semi-Detached Dwelling, minimum Lot Frontage of 6.9 meters and an Interior Side Yard Width of 2.9 meters for a Street Townhouse Dwelling and Townhouse Dwelling.
- Permit a minimum Interior Side Yard Width of 2.9 meters from an exposed exterior end or side wall, minimum Front Yard Depth of 6.0 meters, minimum Rear Yard Depth of 7.6 meters and a maximum Height of 12.0 meters for a Semi-Detached Dwelling
- Permit an exterior Side Yard Width of 3.0 meters for a Street Townhouse Dwelling and Townhouse Dwelling
- Permit a minimum Lot Area of 165 square meters for a Semi-Detached Dwelling, Street Townhouse Dwelling and Townhouse Dwelling
- Permit a maximum Lot Coverage of 55% for a Semi-Detached Dwelling, Street Townhouse Dwelling and Townhouse Dwelling

- Permit a detached Accessory Building, as defined in Comprehensive Zoning Bylaw 2003-60 with a maximum area of 10 square meters and complies with all other provisions of the Zoning Bylaw. Permit a detached Accessory Structure as defined in Comprehensive Zoning Bylaw 2003-60 with a maximum area of 10 square meters and height of 4.5 meters above finished grade. An Accessory Building or Structure that is compliant with these provisions shall not be considered within the calculation of Lot Coverage for a particular Lot.
- Permit a driveway for a Dwelling on the subject lands to be located a minimum of 0.3 meters from the Side Lot Line.
- Permit a minimum area of 1,000 square meters for a common outdoor Play Area.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://wasagabeach.in> person at the Municipal Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario during regular business hours. For more information about this matter, including information about appeal rights, contact the Planning Department directly at (705) 429-3847 or by e-mail at planning@wasagabeach.com for further inquiries.

ORAL AND WRITTEN SUBMISSIONS:

If a person or public body does not make oral submissions at the public meeting or make written submissions to The Corporation of the Town of Wasaga Beach in respect of the **Proposed Plan of Subdivision and Draft Plan of Common Elements Condominium** before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision and Draft Plan of Common Elements Condominium or, in respect of the proposed **Zoning By-law Amendment**, before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Lands Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about preserving your appeal rights, contact the Town of Wasaga Beach Town Hall, 30 Lewis Street, Wasaga Beach Ontario L9Z 1A1 or email planning@wasagabeach.com.

To participate during this public meeting, you must register in advance by 4:00 p.m. on Tuesday, March 8th, 2022.

To register in advance, please contact the Planning Administrator by email at planning@wasagabeach.com OR call (705) 429-3847 ext. 2281 and provide the following information:

- First and Last Name
- Municipal Address
- Phone Number
- Email Address
- The File/Application Number

Town staff will contact you with further information regarding the virtual/electronic public meeting once you have registered. You may participate in the public meeting by audio and/or video means, i.e. by receiving a hyperlink by email or a teleconference number.

If you are unable to attend the public meeting and you wish to make oral and/or written submissions in advance, please provide written and/or oral submission(s) no later than 4:00 p.m. on Tuesday, March 8th, 2022.

- Written submissions will be accepted via drop-box located at Town Hall, 30 Lewis Street, Wasaga Beach Ontario, OR, by email at seniorplanpolicy@wasagabeach.com.
- Oral submissions will be accepted by telephone, by leaving a voicemail message. To make an oral submission, please call (705) 429-3847 ext. 2273 and leave a voicemail message when prompted. In your voicemail message, please provide your:
 - First and Last Names,
 - Municipal Address,
 - Phone Number,
 - File/Application Number in question, and
 - Your oral submission/comments on the proposal.

Dated at the Town of Wasaga Beach this 17th day of February, 2022.